

PLANNING REPORT

GENERAL PLAN 2020

Project Update and Confirmation of Direction



BOARD OF SUPERVISORS HEARING May 21, 2003

Prepared by Department of Planning and Land Use • County of San Diego



COUNTY OF SAN DIEGO

PLANNING REPORT

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

PAM SLATER
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: May 21, 2003

TO: Board of Supervisors

SUBJECT: GENERAL PLAN 2020: PROJECT UPDATE AND CONFIRMATION OF DIRECTION (District: All)

SUMMARY:

Overview

General Plan 2020 is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated areas of the County. It will replace the existing General Plan, including all regional elements and all community or subregional plans. Other components of General Plan 2020 include adjustments to community planning area boundaries, replacing residential lot size requirements with a density-based approach, and identifying items that must be changed within a reasonable timeframe following plan adoption to maintain consistency between the General Plan and County ordinances or policies. Agricultural Preserves will be modified to reflect lands under Williamson Act contracts.

The purpose of the Board of Supervisors hearing is to receive Board endorsement for the direction taken by the General Plan 2020 update on the following products: Planning Concepts, Draft Regional Goals and Policies, Land Use Framework, Regional Structure Map, Regional Land Use Distribution Map (December 2002 Working Copy Map and related Population Forecast), and Statements of Legislative Intent. If the Board of Supervisors endorses the direction of this work, then full development of General Plan 2020 — including the preparation of a regional road network, Draft Regional Elements, Draft Community and Subregional Plans, and Draft Environmental Impact Report — will proceed. All products submitted for review during this hearing are subject to further refinements and to future review by the Board of Supervisors as part of a complete package of General Plan 2020 products.

Recommendations

PLANNING COMMISSION:

1. Support the direction of the General Plan 2020 project, and accept the following products for continued refinement and progress:
 - General Plan 2020 Planning Concepts (previously endorsed by the Board of Supervisors)
 - Draft Regional Goals and Policies
 - Land Use Framework
 - Regional Structure Map

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- Regional Land Use Distribution Map
 - Statements of Legislative Intent
2. Direct the Chief Administrative Officer to review the list of Planning Commission referrals and forward them to the Board of Supervisors.

CHIEF ADMINISTRATIVE OFFICER:

1. The Chief Administrative Officer concurs with the Planning Commission recommendation. The Chief Administrative Officer further recommends that staff evaluate the list of property referrals made during the Planning Commission meetings, review staff recommendations with the Community Planning and Sponsor Groups and Interest Group, and return to the Planning Commission and Board of Supervisors with recommendations.
2. In order to be consistent with advice from the State of California Fair Political Practices Commission (FPPC), the Chief Administrative Officer recommends that properties owned by Supervisor Dianne Jacob and Supervisor Bill Horn, along with properties located within a 500-foot radius of properties owned by Supervisors Jacob and Horn, be segregated out for separate action to avoid any appearance of conflict of interest. The Chief Administrative Officer further recommends:
 - a. Acceptance of the SR-4 General Plan designation, which allows a density of 1 dwelling unit per 4 acres, and the RL-40 designation, which allows a density of 1 dwelling unit per 40 acres, for properties in Jamul/Dulzura owned by Supervisor Dianne Jacob. The Chief Administrative Officer further recommends acceptance of the SR-2 designation, which allows a density of 1 dwelling unit per 2 acres; the SR-4 designation; the SR-10 designation, which allows a density of 1 dwelling unit per 10 acres; and the RL-40 designation on properties located within a 500-foot radius of Supervisor Jacob's properties in Jamul/Dulzura.
 - b. Acceptance of the SR-2 General Plan designation, which allows a density of 1 dwelling unit per 2 acres, for properties in Valley Center owned by Supervisor Bill Horn. The Chief Administrative Officer further recommends acceptance of the same SR-2 designation on all but one property located within the 500-foot radius, and the RL-20 designation, which allows a density of 1 dwelling unit per 20 acres, on one property located within a 500-foot radius of Supervisor Horn's properties in Valley Center.
3. If public testimony and deliberations are not completed on May 21, 2003, this item should be continued to the Board of Supervisors hearing on June 11, 2003.

Fiscal Impact

N/A

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Business Impact Statement

This proposal will not have a direct impact on the business community; however, updating the General Plan should assist the business community by providing a reliable blueprint for how population will be accommodated and for siting commercial, industrial, and other land uses to meet projected needs.

Advisory Board Statement

N/A

Planning Commission Vote

Beginning on January 31, 2003, a series of four public hearings were held before the Planning Commission. They reviewed the recommendations of staff, the Steering Committee, the Interest Group, Community Planning and Sponsor Groups, and the public regarding the direction of General Plan 2020.

On January 31, 2003, the Planning Commission recommended that the Board support the direction of General Plan 2020, and accept the General Plan 2020 Planning Concepts, Land Use Framework, and Statements of Legislative Intent for continued refinement and progress. In a separate motion, the Planning Commission voted to accept the draft Goals and Policies as a work in progress subject to future review as part of a complete package of policy statements within the Regional Elements. Both motions passed with a unanimous vote of those present, or 5-Ayes (Kreitzer, Edwards, Woods, Beck, Brooks); 0-No; 2-Absent (Day, Hangafarin).

On March 7, 2003, the Planning Commission recommended that the Board of Supervisors support the direction of the General Plan 2020 project, and accept the Regional Structure Map and the Regional Land Use Map for continued refinement and progress. In addition, staff is to review the list of Planning Commission referrals and forward them to the Board of Supervisors. The recommendation passed with a unanimous vote of those present, or 6-Ayes (Day, Kreitzer, Woods, Beck, Brooks, Hangafarin); 0-No; 1-Absent (Edwards).

BACKGROUND:

PROJECT PURPOSE AND HISTORY

General Plan 2020 (GP 2020) is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns for the unincorporated areas of the County. It will identify the potential size and distribution of the County's future population – balancing housing, employment and infrastructure needs with resource protection. Compared to the existing General Plan, this update will focus population growth in the western areas of the County where infrastructure and services are available.

Why Update the General Plan?

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The existing General Plan dates back to the 1970s, and during the intervening years much has changed relating to growth in the region, state law, and resource protection regulations. Updating the existing General Plan will:

- Bring the General Plan up to date with State of California standards when identifying population density and building intensity for residential and non-residential designations.
- Produce a land use map that more accurately reflects development capacity when biological constraints, steep slopes, groundwater, floodplains, infrastructure, and essential public services are taken into account.
- Result in land use and circulation maps that are balanced, as required by State law.
- Allow population growth that is similar to the County's target population, rather than population growth that is substantially higher than the County's target population:

2000 census population:	442,919
2020 population target:	660,000
Existing plan capacity:	772,155

- Reduce potential population growth in backcountry communities that lack groundwater capacity, road capacity, and the public facilities or services needed to support a level of population growth that is possible in the existing General Plan (see Attachment A for a comparison to existing population).

GP 2020 will address these issues and will reflect changes to legal requirements, planning trends, population changes, and environmental constraints that are needed to make the General Plan less vulnerable to continued legal challenge.

Board Directive

On January 10 2001 (1), the Board of Supervisors set aside the previous land use maps, and directed staff to provide additional land use distribution alternatives and to formally appoint an Interest Group Advisory Committee. This directive resulted in an extensive two-year community outreach process involving the Interest Group, the Steering Committee, Planning/Sponsor Groups, individual landowners, and members of the public.

Public Outreach Program

Since January 2001, the Department of Planning and Land Use (DPLU) staff conducted a community outreach effort with the following groups:

- Interest Group Committee: The Interest Group is composed of representatives from developer, environmental and professional organizations. They meet bi-monthly with County staff to review proposed maps and to prepare goals and policies, planning concepts, and a land use framework for this project.
- Steering Committee: The Steering Committee consists of representatives from Community Planning and Sponsor Groups. Staff met with the Steering Committee to build upon earlier work on the regional planning concepts and draft goals and policies for this project. Recent Steering Committee meetings focused on developing a land use framework for GP 2020.

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- Community Meetings: Since the public outreach program began in June 2001, community members participated in over three hundred GP 2020 meetings or workshops. Meetings ranged from participatory workshops to informal discussions where participants developed community plan policies. Map reviews were also conducted to obtain public comments on proposed Land Use Distribution Maps for each community. During the map review process, Community Planning and Sponsor Groups made recommendations on the Working Copy Map as well as landowner requests for map changes.

Figure 1: Community Outreach Process

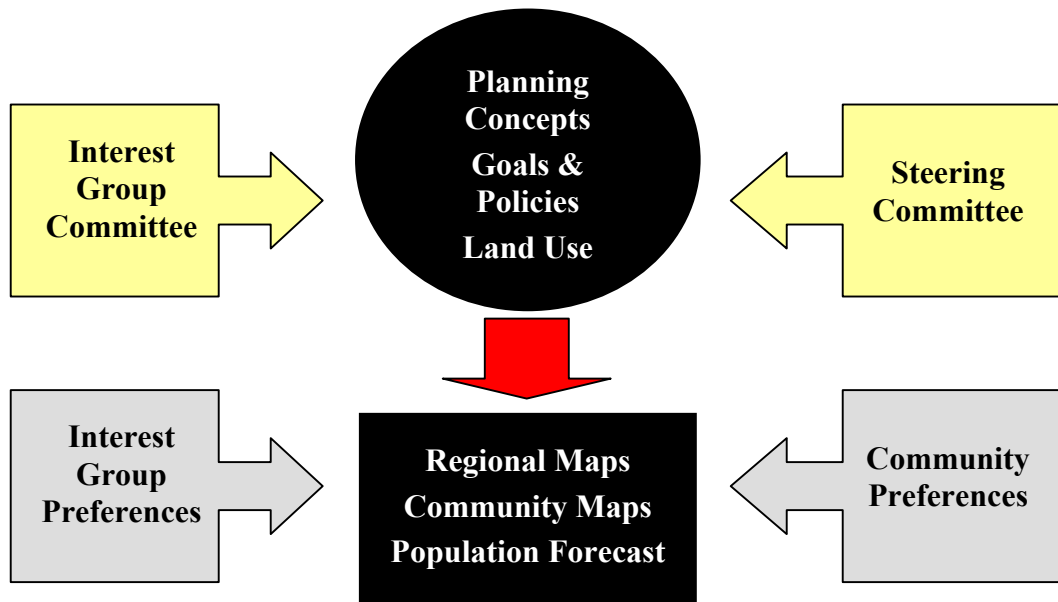


Figure 1 illustrates the community outreach process used to create GP 2020 products presented to the Board of Supervisors. Community outreach also includes town center planning workshops held (or scheduled) for Harmony Grove, Ramona and Valley Center. Attachment B contains further details on the community outreach process.

BOARD ACTION:

Proposed actions regarding the December 2002 Working Copy Land Use Distribution Map are structured to be consistent with advice obtained from the State of California Fair Political Practices Commission (FPPC) and to avoid any appearance of conflict of interest. In accordance with FPPC advice, Chief Administrative Officer recommendation 2 will segregate out properties owned by Supervisor Dianne Jacob and Supervisor Bill Horn, as well as properties located within a 500-foot radius of Supervisor Jacob's and Supervisor Horn's properties, as follows:

- Recommendation 2a: Supervisor Dianne Jacob to abstain: This action includes three parcels owned by Supervisor Jacob¹, which include a 13,000 square foot lot used for

¹ APN 519-341-54, APN 600-050-51 and 83.

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Supervisor Jacob's private residence and approximately 90 acres of agricultural land used for dry farming oat hay. It would retain the existing General Plan density of 1 dwelling unit per 4 acres on the 13,000 square foot parcel, although the designation name would change from (18) Multiple Rural Use to SR-4. It would also retain the existing General Plan density of 1 dwelling unit per 40 acres on two parcels containing about 90 acres of agricultural land, although the designation name would change from (20) Agriculture (east of CWA boundary) to RL-40.

This action also includes properties within 500 feet of parcels owned by Supervisor Jacob. Several properties within the 500-foot radius will face a reduction in density from (18) Multiple Rural Use, which allows 1 dwelling unit per 4, 8, or 20 acres (depending on slope) to SR-10, which allows 1 dwelling unit per 10 acres, and from (18) Multiple Rural Use to RL-40, which allows a density of 1 dwelling unit per 40 acres. Remaining properties within the 500-foot radius retain their existing density of 1 dwelling unit per 40 acres, although the designation name would change from (20) Agriculture to RL-40.

The proposed land use designation for Supervisor Jacob's 13,000 square foot lot, as well as for properties within a 500-foot radius, will retain the overall density of an existing development that includes a golf course and open space. The proposed land use designation for Supervisor Jacob's 90 acres of agricultural land, as well as for properties within a 500 foot radius, is based on GP2020 planning criteria requiring low residential densities on land located away from existing infrastructure and reliant on groundwater resources.

- Recommendation 2b: Supervisor Bill Horn to abstain: This action will include two parcels² owned by Supervisor Bill Horn, which include a total of 34.5 acres currently used for Supervisor Horn's personal residence as well as avocado, Valencia orange, and tangelo groves. This action would change the General Plan designation on Supervisor Horn's parcels from (20) Agriculture (west of the CWA³ boundary), which allows a density of 1 dwelling unit per 10 acres, to SR-2, which allows a density of 1 dwelling unit per 2 acres.

This action would include properties within 500 feet of parcels owned by Supervisor Horn. One large property to the northwest is proposed for a reduction in density from (17) Estate Residential, which allows a density of 1 dwelling unit per 2 or 4 acres (depending on slope), to RL-20, which allows 1 dwelling unit per 20 acres. Remaining properties to the north and east of Supervisor Horn's properties would have the same change in density as Supervisor Horn's property. This action would change the designation on those parcels from (20) Agriculture, which allows a density of 1 dwelling unit per 10 acres, to SR-2, which allows a density of 1 dwelling unit per 2 acres. Remaining properties to the south and west of Supervisor Horn's properties would be changed from the existing (17) Estate Residential designation, which allows a density of 1 dwelling unit per 2 or 4 acres (depending on slope), to SR-2, which allows a density of 1 dwelling unit per 2 acres.

² APN 129-030-81 and APN 129-270-37.

³ County Water Authority.

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The proposed land use designation for Supervisor Horn's properties, as well as for properties within a 500-foot radius, is based on retaining biological corridors with the lower densities, matching existing density, and recognizing properties located near major road infrastructure.

Once the two separate actions are complete, all Supervisors may take action on remaining properties contained in the December 2002 Working Copy Land Use Distribution Map.

PROJECT ISSUES:

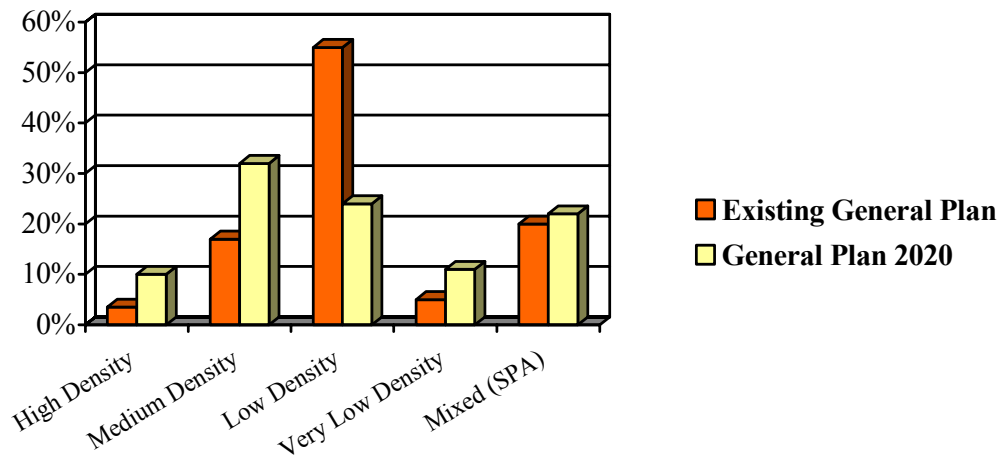
COMPETITION FOR LAND

San Diego County has a finite amount of land. During the past decade, the County's population growth fueled a competition for land available for housing, commerce, agriculture, recreation and wildlife habitats. This struggle became a focal point for GP 2020 discussions. Two ways the County can address this problem is by adopting a General Plan that favors more efficient development, and by following that up with building efficiency into zoning and subdivision standards.

Efficient Use of Land

Efficient land use means accommodating residential growth on less land. Although large lot residential development – which occurs primarily in semi-rural areas – is an important component of communities throughout the unincorporated County, vast amounts of low-density residential development make it difficult to balance the County's competing needs for land. Our existing General Plan does not accommodate future population growth in an efficient manner because 62% or 435,000 acres, of today's vacant, private land contains semi-rural densities of 1 dwelling unit per 2 or 4 acres⁴.

Figure 2: Future Dwelling Units (Present – 2020)



⁴ They are slope dependent designations, with densities of 1 du/2, 4 or 8 and 4, 8 or 20 acres depending on slope.

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In order to reduce the competition for land, GP 2020 significantly reduces the amount of vacant, private land at these densities on the December 2002 working copy map (see Figure 2). Instead, GP 2020 applies planning concepts, formalized in Regional Categories within the land use framework, that result in more of a balance of high, medium, low and very low-density residential development in the region

GP 2020 planning concepts seek to improve the County's efficient use of land. As applied to the December 2002 Working Copy maps, they will:

- Locate 80% of the 2020 population within the County Water Authority (CWA) boundary, which can accommodate higher density development.
- Create or expand moderate to high-density residential capacity in appropriate areas within the CWA boundary.
- Reduce low-density residential capacity in semi-rural areas located outside the CWA boundary unless an area already has an established pattern.
- Reduce low-density residential capacity in semi-rural areas located inside the CWA boundary where land is highly constrained or where agricultural use is concentrated.

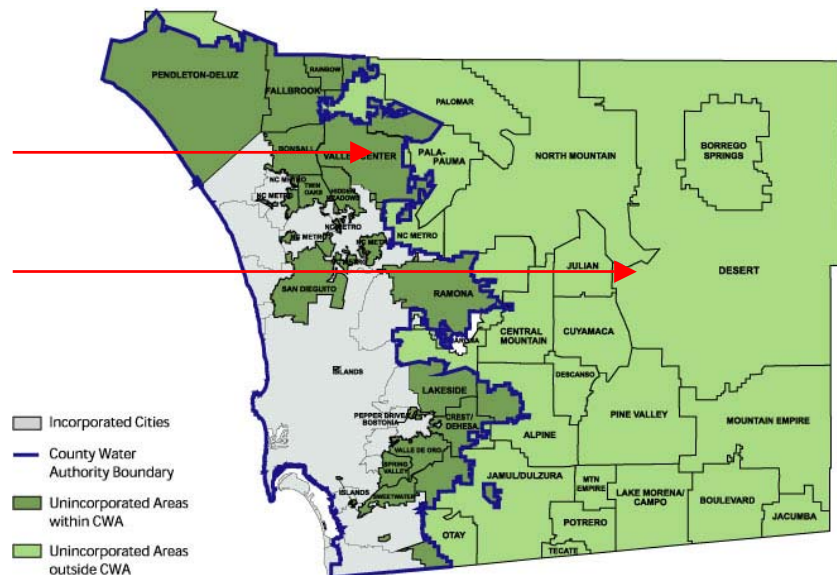
Figure 3: Proposed Population Distribution in 2020

Population in 2020 is focused inside the CWA boundary:

80% of the population in 2020 will be located inside CWA boundary.

20% will be located outside the CWA boundary.

The population distribution on the existing General Plan is **60%** inside and **40%** outside the CWA boundary.



These adjustments to the County's General Plan will help ensure that land will be available for population growth beyond the year 2020 and for the variety of uses we enjoy today.

PLANNING CONCEPTS

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In addition to providing guidance for directing regional growth, GP 2020 planning concepts provide guidance for preparing land use maps within each community. There are three separate but interrelated concepts derived from guiding principles developed by GP 2020 advisory groups (see Attachment C).

Future Growth Areas

This concept directs future growth to areas where existing or planned infrastructure and services can support growth and to locations within or adjacent to existing communities. By giving priority to growth within areas identified for urban level densities, this concept also helps to retain the rural setting and lifestyle of remaining areas of the County. Most areas that are appropriate for directing future growth are located within the CWA boundary, and future development outside that boundary is limited. In order to decrease potential development outside the CWA boundary and in areas without infrastructure and services, residential densities will typically be reduced in areas where land is not already parcelized.

Development Capacity

This concept assigns densities based on an analysis of existing development constraints – such as road access, available water/sewer services, topography, significant habitats, and groundwater resources. Implementing this concept required the introduction of new residential designations that produce lower density development than existing designations in the General Plan.

Recognizing environmental constraints — topography, significant habitats and groundwater resources — when applying densities to land throughout the County is consistent with the County's Strategic Initiatives⁵ for The Environment. This concept will reduce environmental impacts caused by locating development in inappropriate locations. Density-based planning, described in the Land Use Framework section, also allows developers to avoid steep slopes and habitats while achieving their development objectives.

Community Development

This concept (see Figure 4) seeks to provide a physical structure for creating communities, and it includes a village center surrounded by semi-rural or rural land. In communities located inside the CWA boundary, higher density neighborhoods and a pedestrian-oriented commercial center would provide a focal point for commercial and civic life. Medium-density, single-family neighborhoods, as well as a broad range of commercial or industrial uses, would surround the commercial core. Semi-rural neighborhoods surrounded by greenbelts, agricultural uses, or other rural lands would be located outside the more urbanized portion of the community.

Planning concepts associated with physical form are consistent with the County's Strategic Initiatives for Safe and Livable Communities:

- This concept provides a framework for communities to create a pedestrian-oriented town center, which is strongly associated with livable communities.
- Town centers provide a focal point for a community's commercial, civic and social life.

⁵ The County's Strategic Initiatives are broad, organization-wide goals that help prioritize specific County efforts and programs.

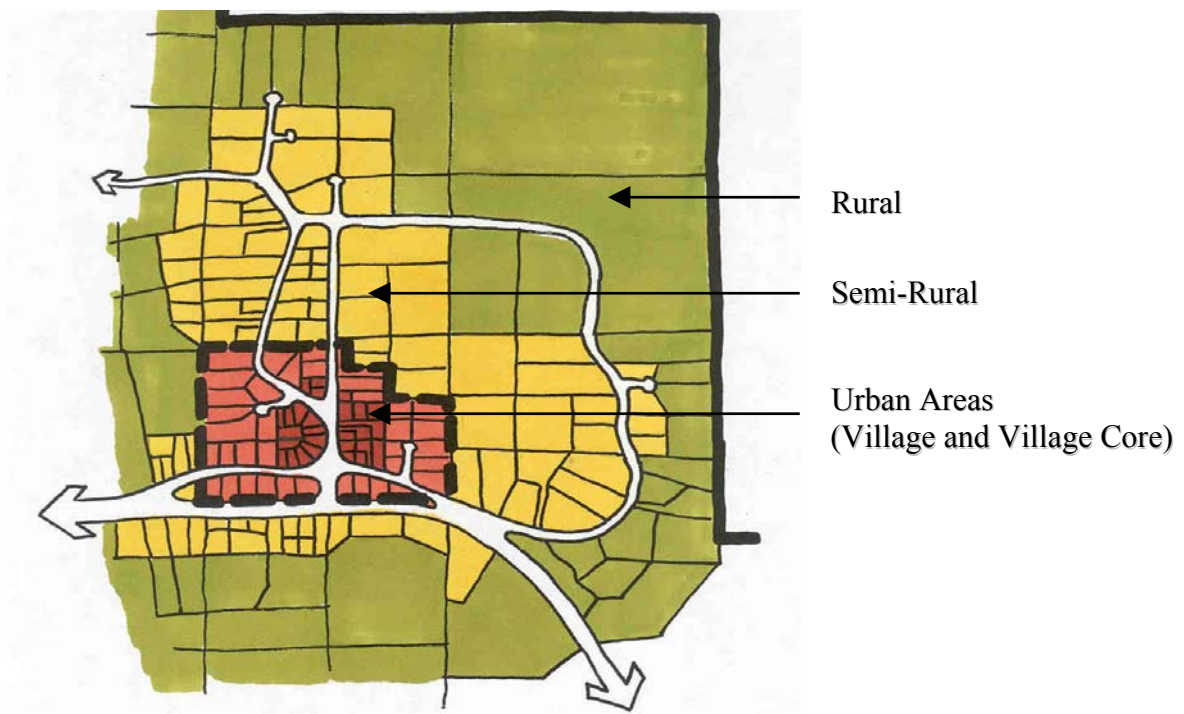
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- Retaining greenbelts around communities helps establish community identity, as well as retain the rural character that contributes to quality of life within the unincorporated County.

Community development concepts include a balance of development densities, housing types, and uses within each community. This meets another County-wide Strategic Initiative of supporting Kids through the planning for housing, parks and open space.

Although the community development concept may not fit some existing communities because of historical development patterns, it provides a clear guide for future development in many communities that will benefit from retaining, enhancing or creating this type of development pattern.

Figure 4: Community Development Concept



REGIONAL GOALS AND POLICIES

The Steering Committee and Interest Group Committee prepared draft goals and policies (see Attachment D) for use as a guide during the mapping process. With few exceptions, the goal and policy statements prepared by the two advisory groups are consistent with one another and compatible with GP 2020 planning concepts. Draft goals and policies also provide a strong basis for preparing the Regional Elements, and staff and consultants will evaluate them for inclusion in that draft document. Draft Goals and Policies are being submitted to the Board of Supervisors as a work in progress, subject to future review as part of a complete package of goal and policy statements within the Draft General Plan 2020 Regional Elements.

LAND USE FRAMEWORK

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


The GP 2020 Land Use Framework (see Attachment E) contains regional categories that broadly define land use, as well as land use designations that describe land use types and densities in greater detail. This framework provides a link between Planning Concepts and Regional Maps.

Regional Categories

Regional categories (see Figure 5) are derived from GP 2020 planning concepts, and they will define the general organization of communities throughout the unincorporated County. Regional categories are illustrated on the Structure Map (Attachment F), which shows their proposed distribution within the unincorporated County.

Unlike existing Regional Categories (Current Urban Development Area or CUDA, Estate Development Area or EDA, etc.) that focus on regional growth patterns, the proposed regional categories focus on community growth patterns. The four primary regional categories are Village Core, Village, Semi-Rural, and Rural Lands. As described below and as illustrated in Figure 4, each of these categories allows a specific range of residential densities. Because San Diego County contains a wide variety of communities, every community will not contain all regional categories within its boundaries.

Figure 5: Regional Categories

	Village Core Serves as a focal point for commercial and civic life. Allowable Density Range: 10.9 to 24 dwelling units per acre
	Village Settlements that contain a broad range of uses needed to form communities. Allowable Density Range: 2 to 7.3 dwelling unit per acre
	Semi-Rural Low-density residential areas and small farms Allowable Density Range: 1 dwelling unit per acre to 1 dwelling unit per 10 acres
	Rural Lands Large farms, open space, recreation, and very low-density residential use Allowable Density Range: 1 dwelling unit per 20 acres to 1 dwelling unit per 160 acres
	No Jurisdiction National Forests, State Parks, Military Installations and Tribal Lands

The No Jurisdiction category contains land where the County has limited authority over land use. Transit Nodes and the Village Limit Line contain mixed-use development (residential, commercial and civic uses) served by express bus service or rail stations/centers. The Village Limit Line is a community-specific boundary that primarily identifies the lands categorized as Village or Village Core, and development within this line will typically have access to existing or planned sewer services. A similar limit line will be developed for rural communities that lack Village and Village Core densities. Village Limit Lines and Transit Nodes are not currently

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indicated on the Structure Map, but will be added to community maps once public hearings on establishing the distribution of residential density are complete.

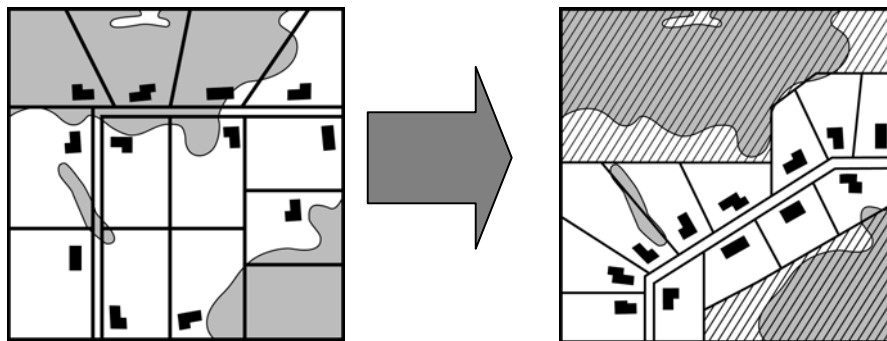
Residential Land Use Designations

There are sixteen proposed residential designations, ranging from a low of 1 dwelling unit per 160 acres to a high of 24 dwelling units per acre. While many residential designations remain the same as existing ones (but renamed for consistency), the following are proposed changes:

- High-Density Residential: The highest allowable density would be reduced from 43 dwelling units to 24 dwelling units per acre. The new upper limit represents two- to three-story, multi-family development with surface parking. Because densities higher than 24 dwelling units per acre would require building heights and/or structured parking that are not a realistic building type or scale in unincorporated areas, they were eliminated.
- Very Low-Density Residential: The lowest allowable densities would be reduced from 1 dwelling unit per 40 acres to 1 dwelling unit per 80 or 160 acres, but only in areas outside the CWA boundary.

The population model produced for this project assumes that residential designations in the Semi-Rural range would have yield reductions for steep (over 25%) and very steep (over 50%) slopes. Densities higher than the Semi-Rural range should not be assigned to areas with steep or very steep slopes.

Figure 6: Density-Based Approach



In the current General Plan, designations that are slope-dependent require a minimum parcel size that increases as the slope increases. Because those designations rely on parcel size to achieve lower densities, they are not consistent with State guidelines. GP 2020 designations specify a density instead of a minimum parcel size (see Figure 6). Minimum parcel sizes will be identified in The Zoning Ordinance, and will vary based on the characteristics of location rather than density alone. Where appropriate, parcel sizes smaller than those allowed in the existing General Plan will be used to group development, and thereby preserve open space, retain habitat corridors, or minimize development on steep slopes.

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Non-Residential Land Use Designations

The Steering Committee, working with County staff, prepared non-residential land use designations that include a variety of commercial, industrial and other uses. Although many proposed designations are similar to or the same as existing designations, changes are proposed to the existing Service Commercial and General Impact Industrial designations. Several new non-residential designations – Rural Commercial, Medium Impact Industrial, Tribal Lands, Military Installations, and Open Space – were created to resolve current problems or to more accurately reflect actual land use than existing designations.

Because most of the non-residential land use designations were approved by GP 2020 advisory groups after the December 2002 Working Copy Map was prepared, land use maps have not yet been adjusted to reflect the new, non-residential land use designations. Several communities — such as Lakeside, Valley Center, and Ramona — elected to delay their review of non-residential land use until after public hearings on residential use were complete.

REGIONAL MAPS

Structure Map

The Structure Map (see Attachment F) illustrates the distribution of regional categories (Village Core, Village, Semi-Rural and Rural Lands). The CWA boundary roughly divides this map, with approximately 80% of the land outside and 20% inside that boundary. In accordance with project concepts, approximately 80% of the growth is planned for land inside the CWA boundary.

In communities outside of the CWA boundary, Village and Village Core areas represent existing development and parcelization. In communities inside the CWA boundary, Village and Village core areas are the preferred locations for directing future growth, and therefore generally allow for expansion of medium to high-density residential development. In all communities, semi-rural designations generally recognize existing development and parcelization.

Outside the CWA boundary, much of the land located outside existing villages is either publicly owned land or is designated at Rural Lands densities. Rural Lands inside of the CWA boundary represent large blocks of land with moderate to severe physical or environmental constraints and a lack of infrastructure. Rural Lands designations were also used as buffers between communities to maintain community character and identity.

Land Use Distribution Map

The Working Copy Land Use Distribution Map (see Attachment F) illustrates the proposed distribution of residential land use, and it is consistent with the allowable density ranges shown on the corresponding Structure Map. For example, a Semi-Rural area can only contain densities within the range of 1 dwelling unit per acre to 1 dwelling unit per 10 acres. Because this map shows more detailed General Plan designations, it is best examined at the community map level.

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POPULATION FORECAST

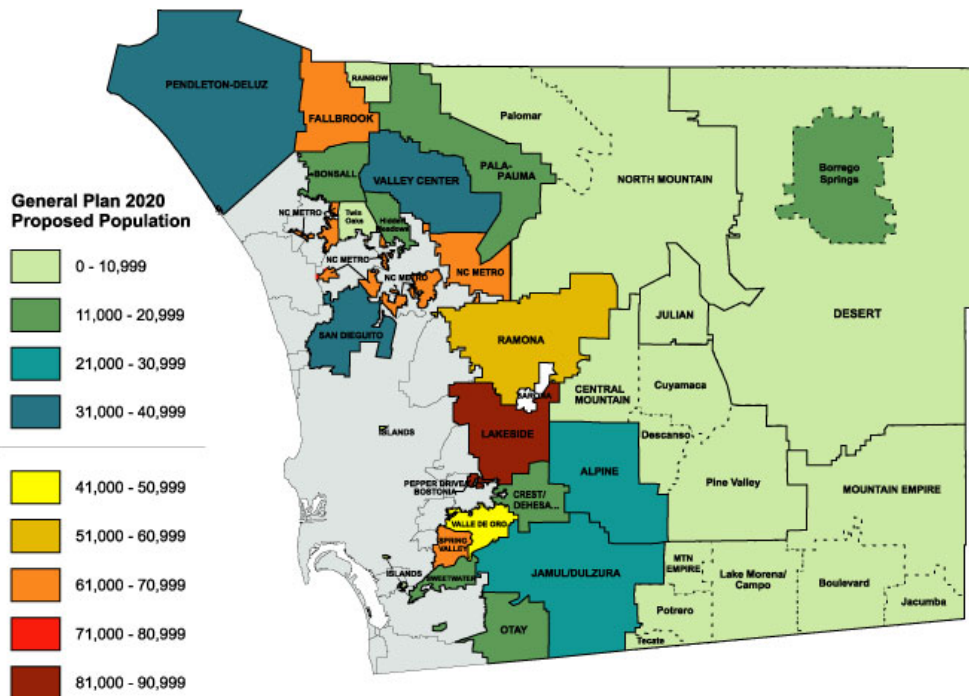
Working Copy Map

The December 2002 Working Copy Land Use Distribution Map produces the following population capacity for the year 2020:

Existing Population (2000 Census):	442,919
2020 Population Target	660,000
Working Copy (December 2002)	678,500
Potential Increase from 2000 Census:	235,581 (53%)

A detailed breakdown of population results for each Community Planning and Sponsor Group area can be found in Attachment G and Figure 7. As the table in Attachment G shows, some communities located within the CWA boundary will not experience substantial change before 2020 because they are largely built, because much of their undeveloped land is highly constrained, or because they contain high levels of agricultural use or Williamson Act contracts. The potential for future growth is highest in communities within the CWA boundary that are not fully developed and where land is not highly constrained.

Figure 7: Community Population Forecast for 2020



Population Model

In order to address concerns related to housing capacity, three types of analysis were conducted to determine whether the Working Copy Map allows adequate levels of dwelling units to house

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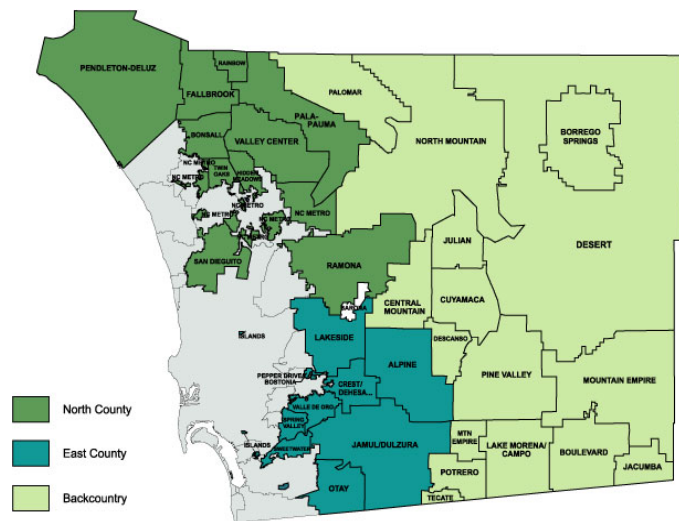
future population growth. These analyses examine the County's population model, look at building potential on available vacant land, and discuss how building permit trends will likely impact future population growth (see Attachment G). These analyses confirm that the proposed land use map will allow more than enough dwelling units to meet the projected population target of 660,000.

COMMUNITY MAP REVIEWS

During the recent Planning Commission hearings, community-by-community map reviews were conducted that included a summary of community issues, and an examination of land use distribution map issues, at a community level. Written information and illustrated maps for each community within the unincorporated County, along with a summary of issues identified by the Planning Commission, are contained in Attachment H.

Community map reviews during the Board of Supervisor hearing will be conducted at a subregional level, and will focus on issues common to individual communities within three subregions:

- North County Communities
- East County Communities
- Backcountry Communities.



Unresolved issues, and issues unique to individual communities, will be noted for each sub-region.

North County Communities

Of the three sub-regions, North County communities contain the most undeveloped land that is located inside the CWA boundary and near the region's employment centers. These communities also contain much of the region's agriculture, significant amounts of rugged terrain, and areas with sensitive environmental habitats. Many areas have existing road deficiencies and lack sewer service. Figure 8 illustrates the population forecast for 2020 for North County communities when compared to their existing population. As illustrated in this diagram, projected population growth is highest in North County Metro (Twin Oaks, Hidden Meadows, and unrepresented areas), Fallbrook, Ramona and Valley Center.

The combination of physical conditions, existing uses, and development pressures produces a strong competition for land in North County communities. Pressures for residential growth are particularly high in North County Metro, Fallbrook, Ramona, Valley Center and San Diegoito. Growth potential, however, is more limited in Rainbow, Pala-Pauma, Twin Oaks and Hidden Meadows (part of North County Metro), and Bonsall because densities reflect the rugged terrain, sensitive habitats, and prime agricultural land. With the exception of Pendleton-Deluz, which is

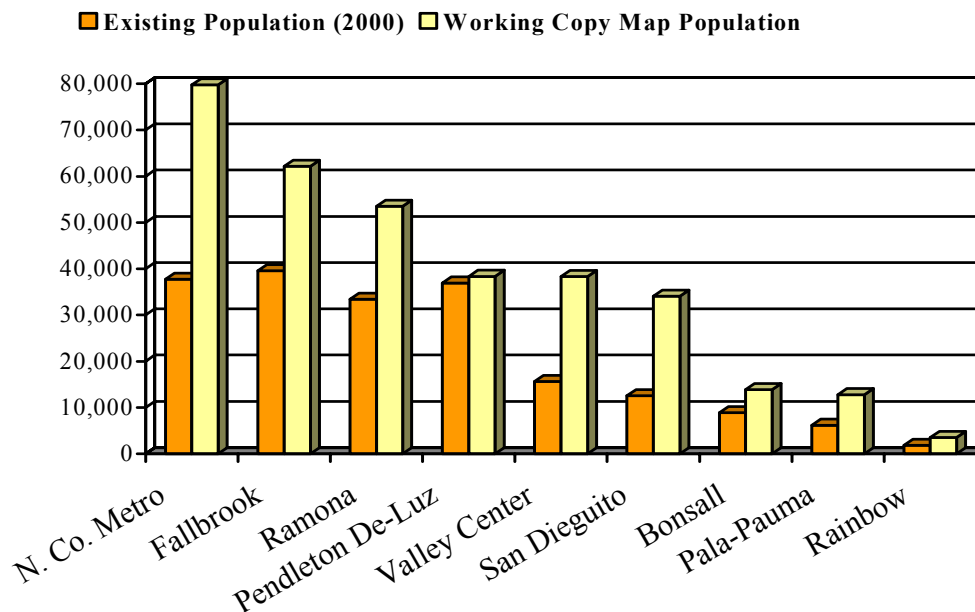
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primarily occupied by a military installation, North County communities generally share the following issues:

- Communities want to retain their rural character while accommodating population growth.
- Residential growth must be balanced with protections for sensitive habitats and retention of prime agricultural land.
- Communities and Interest Group members want density reductions for habitat and agricultural preservation to be accompanied by mechanisms that compensate landowners.
- Existing and projected infrastructure deficiencies, especially roads, fire and sewer service, must be addressed to realize this area's growth potential.
- Resolving the competition for land requires developing new or expanded town centers in Harmony Grove, Ramona, and Valley Center. Fallbrook's Hewlett Packard site should also be planned as a mixed-use employment and residential development.

Communities located next to incorporated jurisdictions are particularly concerned about retaining their rural character and about annexation.

Figure 8: North County Communities Population Forecast



Several community planning or sponsor groups expressed acceptance for their communities' Working Copy Map on the condition that staff continue to work with them to refine the map and resolve any outstanding issues. However, unresolved issues remain in Valley Center, where a lack of consensus within the community makes it difficult to resolve outstanding issues. The Elfin Forest area of San Dieguito is also unresolved because the environmental sensitivity of this area contrasts with the growth occurring within adjacent cities. Similarly, Twin Oaks is adjacent to rapidly urbanizing areas in incorporated cities that contrast with this community's semi-rural

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densities and agricultural uses. Both Elfin Forest and Twin Oaks have pending annexation applications, and future annexations are a major concern.

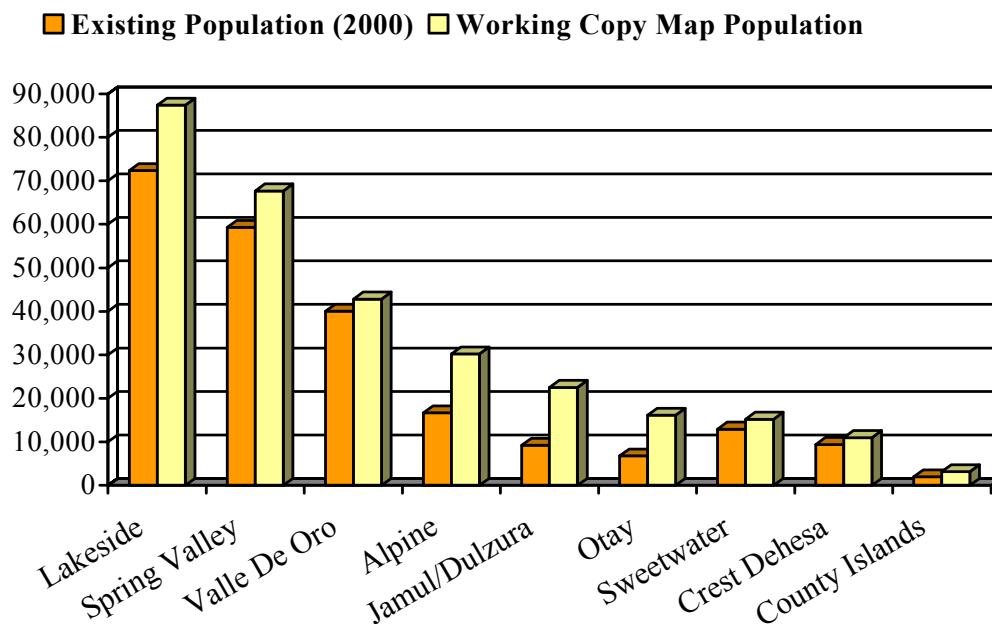
East County Communities

East County communities have less potential for future growth than North County communities because much of their land within the CWA boundary is already developed. Several East County communities – Lakeside, Valle de Oro, Spring Valley, and Sweetwater – contain substantial existing populations, and these communities want to retain their community character and their remaining open space.

Densely populated communities located along the County’s western edge are also concerned about limiting negative impacts caused by road construction in incorporated jurisdictions. Some East County communities, such as Spring Valley, were built over time without a coordinated plan designed to create a balanced community development plan. As a result, communities like Spring Valley are good candidates for future redevelopment plans.

Crest Dehesa/Harbison Canyon/Granite Hills lies within the CWA boundary, but its population growth is restricted by rugged terrain, limited infrastructure, and environmental constraints. Jamul/Dulzura is a relatively undeveloped community, but much of its land is located outside the CWA boundary. The primary issue in this community is defining an appropriate level of growth given the area’s environmental constraints and its limited road, water and sewer facilities. Alpine faces growth limitations imposed by the Forest Conservation Initiative (FCI). Future growth in Otay, which contains considerable public land, is based on the East Otay Mesa and Otay Ranch Specific Plans.

Figure 9: East County Communities Population Forecast



Many community planning and sponsor groups within the East County region expressed conditional acceptance for Working Copy Maps, but there are several unresolved issues:

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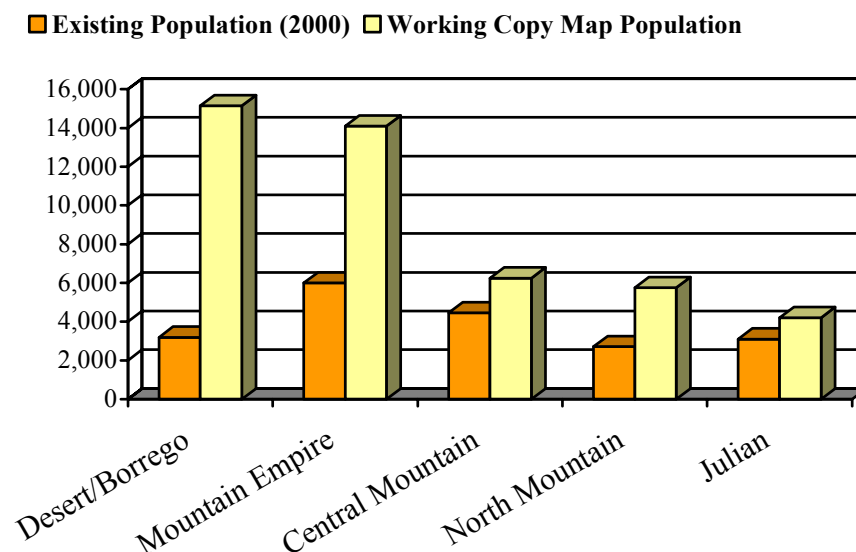
- Growth on FCI land: Alpine would like GP 2020 to extend its urbanized town center, which lies south of and parallel to Interstate 8, eastward to land located outside the CWA boundary. That land is currently subject to the FCI, which sets limits on land use through the initiative's sunset date of 2010. The Department recommends that the County initiate a review of all of the FCI lands prior to the sunset date to determine appropriate densities and land uses.
- Growth Limitations: Jamul/Dulzura and Crest Dehesa/Granite Hills/Harbison Canyon wish to retain their existing General Plan densities and rely on existing regulations to reduce the development potential of a particular property. One objective of the GP 2020 project, however, is to align General Plan densities with development constraints (physical, infrastructure, services, and environmental) in order to reduce public costs and environmental impacts. Applying densities in this fashion also provides clear expectations for where future growth will be accommodated.

Backcountry Communities

San Diego's backcountry includes the Julian Community Planning Area and four sub-regions: Palomar/North Mountain; Desert/Borrego Springs; Central Mountain (Cuyamaca, Descanso, and Pine Valley); and Mountain Empire (Jacumba, Boulevard, Lake Morena/Campo, Potrero, and Tecate). With few exceptions, backcountry communities are sparsely populated, and lack the infrastructure to support population growth. Each community within the backcountry also shares these common issues or characteristics:

- Communities want to preserve existing environmental resources and the rural setting.
- Rugged terrain and sensitive environmental habitats, as well as limited road networks and public services, limit population growth.
- Communities rely on private wells and ground water, and sewer service is very limited.
- Employment opportunities are more limited.

Figure 10: Backcountry Communities Population Forecast



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Backcountry communities contain a substantial amount of public land, Tribal Lands and land affected by the FCI Initiative. Therefore, the County's control over land use in this region is somewhat limited. With the exception of sewer service in Julian and Borrego, the entire backcountry relies on septic systems. Without imported water, groundwater is also a limiting factor to growth.

As Figure 10 shows, future population growth for backcountry communities is concentrated in Borrego Springs and Mountain Empire, which contain substantial amounts of private, undeveloped land. Reducing population growth in the backcountry was accomplished by applying very low-density residential designations to areas not developed or parcelized. Community maps in backcountry communities addresses special issues in the following ways:

- Borrego Springs: The entire valley is reliant on one aquifer, and more water is taken out of the aquifer than is replenished. Agriculture and golf courses account for nearly 90% of the valley's annual water use⁶. In order to provide greater flexibility for agricultural landowners, the Borrego Springs Community Sponsor Group recommends changing a large area of 1 dwelling unit per 20 acres to 1 dwelling unit per 4 acres. The Department does not recommend this approach because planning for higher than anticipated densities will increase the County's road network requirements, as well as requirements for other public facilities and services, for Borrego and nearby communities.
- Tecate: On the Working Copy map, a large area is designated for commercial and industrial use near the Tecate border crossing. The Tecate Community Sponsor Group would like to see additional land designated for commercial or industrial use to correct existing zoning violations and to provide more areas for the citizens of Tecate, Mexico to work and shop. However, the Tecate area currently does not have the infrastructure and services (roads, sewer, water, fire and sheriff protections, etc.) to support an expansion of commercial or industrial use.

Staff will continue to work with all North County, East County, and Backcountry communities to resolve as many outstanding issues as possible within the GP 2020 planning framework.

Planning Commission Comments

Community-by-community map reviews were conducted during four Planning Commission hearings held in January, February and March of 2003. The Planning Commission referred specific properties back for further staff review (see Attachment I). In areas where staff is recommending changes resulting from the Planning Commission referrals, those recommendations will be forwarded to the respective community planning or sponsor group and to the Interest Group for review and comment, prior to submitting them to the Planning Commission and Board of Supervisors for a decision.

⁶ "Borrego Water District: Groundwater Management Study", Report of the Technical Committee, February 2001.

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MAPPING METHODS AND ISSUES

Mapping Process

Mapping the distribution of residential land use was a complex process that considered a variety of planning and legal factors when preparing land use recommendations. Some of the factors considered during the mapping process were the following:

- Proximity to existing and planned infrastructure and services (sewer, water, fire, etc.)
- Physical suitability of the site (slopes, floodplains, fault zone, etc.)
- Vehicular access (roadway level of service, connectivity, transit plan, etc.)
- Existing parcel size and land uses
- Existing and proposed resource standards
- Potential environmental impacts (biological sensitivity, geologic hazard, viewshed, etc.)
- Compatibility with surrounding uses (setting, agriculture, adjacent development or uses, etc.)
- Landowner requests
- Community and advisory group recommendations

Maps prepared for GP 2020 must be consistent with the project's regional elements and community plans, and potential impacts outlined in the EIR will be determined from an analysis of regional maps.

Housing Affordability

The quality of life in San Diego County makes it a desirable place in which to live and work. During the past decade, regional job and population growth fueled a demand for housing that was not met by an equal increase in housing supply. Consequently, the continued demand for home ownership pushed the median price of housing to what is unaffordable to seventy-four percent of the region's households where the median annual family income is \$61,100.

Housing affordability in the San Diego region is a complex problem that cannot be resolved within a single jurisdiction nor solely through its General Plan. Nevertheless, it is important that GP 2020 take reasonable actions to ensure that affordable housing is available, an issue that will be addressed in the Housing Element. GP 2020 will impact housing affordability in three basic ways:

- Planning concepts, as applied to land use maps, employ methods recommended by the building industry (see Attachment J) for improving housing affordability.
- Residential capacity provides enough supply to meet the County's fair share of the region's future housing demand.
- Allowable densities are related to affordable housing types such as small lot single-family, duplex, and attached dwelling units.

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Attachment J describes in greater detail how GP 2020 addresses housing affordability in these three ways.

BALANCING THE GENERAL PLAN

A balanced General Plan is one where future growth is planned with public costs, traffic impacts, environmental impacts, and legal consistency requirements in mind. Population growth, for example, impacts the cost and operation of public services because the County (and other agencies) must provide municipal-type services for roads, law enforcement, fire and emergency, parks, libraries, schools, water/sewer, and other facilities or services needed to support the projected population.

Public Costs

In order to balance the costs for developing public facilities and services with the needs of the projected population, GP 2020 must identify the number and location of roads, emergency facilities, parks, and libraries. Additionally, staff consults with various agencies that use the General Plan to site schools, sewer, water, transit and other public services or facilities.

Residential development does not pay for itself. National statistics show that residential development requires \$1.24 in public expenditures for every dollar it generates in tax revenues⁷. California's Proposition 13, passed by the voters in 1978, amplified this imbalance by reducing property tax revenues available for public facilities and services. In California, rural residential development typically requires \$1.29 in public expenditures for every dollar it generates in tax revenues⁸. As a result, it is difficult for San Diego County to keep pace with the cost to build and operate the essential public services that support population growth.

Although entitlement fees can cover the initial capital costs for public facilities, they do not pay for operational or maintenance costs. In other words, the County can require a developer to build and equip a fire station through the entitlement process, but they cannot use entitlement fees to maintain the building, replace the fire trucks, nor staff and operate the fire station. In the post Proposition 13 era, property taxes alone will not generate enough revenue to fund operational costs, which are substantially higher than capital costs for most public services. The cost to operate a professionally staffed fire station, for example, is approximately \$1 million per year.

According to a SANDAG study (see Figure 11⁹), the total per capita cost of providing local services to support development in unincorporated San Diego County is about 23 percent higher than in the incorporated cities. That is true despite lower service levels in unincorporated areas. One reason is that dispersed development patterns, common in unincorporated areas, are costly to serve. On a per capita basis, the average cost for building and maintaining streets, roads, and

⁷ "Development at the Urban Fringe and Beyond", Economic Research Service, USDA, June 2001.

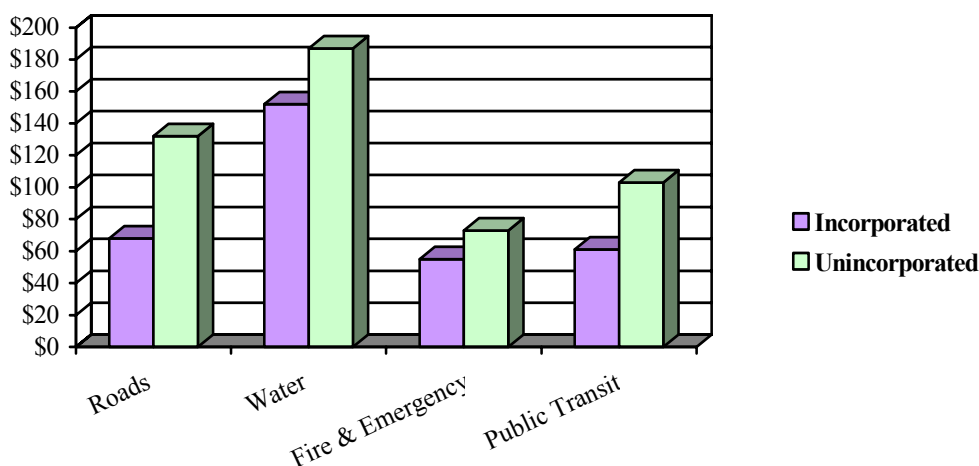
⁸ "Ranchettes: The Subtle Sprawl", Dunbar, Tim. American Farmland Trust. 2000. This study focused on the Central Valley of California, which shows that the cost to provide public sector services to undeveloped rural parcels was \$354, while the revenue generated by developing rural parcels was \$275.

⁹ "The Public Cost of Development in the San Diego Region", SANDAG, January 1998.

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drainage is 95 percent higher in the unincorporated County¹⁰. Dispersed development patterns also affect costs for fire, medical emergency, and law enforcement services. Fire and emergency services in unincorporated areas are already 33 percent higher than for incorporated cities. As rural areas are developed, communities that once relied on volunteer staff for fire emergencies must find funding to operate a professionally staffed station and to reinforce road networks to ensure adequate access for emergency vehicles as well as evacuation routes for residents.

*Figure 11: San Diego Region:
Total Per Capita Costs for FY1995 Operating and Capital Expenditures*



National studies confirm the SANDAG findings. The U.S. Department of Agriculture, for example, found that capital costs for public infrastructure are typically 74 percent greater for low-density, semi-rural development than for high-density development¹¹. Reducing the inefficient use of land will therefore reduce future public costs for roads and essential services. GP 2020 will help alleviate the need for building and operating new road networks, emergency and law enforcement facilities, libraries, schools, parks and other public services needed to support residential development in outlying areas.

Traffic Impacts

An important next step in the GP 2020 process is producing a circulation network that matches the County's proposed land use plan. Using their latest forecast model, SANDAG is conducting transportation model runs for the December 2002 Working Copy Map, producing information on transportation impacts that will be used to prepare a circulation network for GP 2020. Balancing land use and roadway plans will require the expansion of existing roads, the addition of new roads, or the refinement of land use maps to balance traffic levels. Another option is to reduce the level of service (LOS) standard for peak periods rather than constructing or widening roads to achieve a higher LOS standard.

¹⁰ According to the Department of Public Works, County of San Diego, road construction costs about \$1.8 million per lane mile.

¹¹ "Development at the Urban Fringe and Beyond", Economic Research Service, USDA, June 2001. The report defines low-density as less than 2 dwelling units per acre.

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Environmental Impacts

An EIR meeting California Environmental Quality Act (CEQA) standards will be prepared for GP 2020. Land use decisions will play a major role in determining the type and level of impacts identified in the EIR document, and where possible the County should minimize environmental impacts that cannot be mitigated. GP 2020 planning concepts seek to reduce potential traffic and other impacts examined under CEQA by locating future growth in areas with existing road networks and by applying appropriate densities to areas that lack adequate infrastructure, rely on groundwater, have significant habitats or other constraints, or have prime agricultural land. GP 2020 planning concepts, used to prepare the Working Copy Map, will therefore help to reduce the number of significant impacts identified in the EIR.

Legal Consistency

State law requires that all elements (and maps) of a General Plan be internally consistent. Since each of the General Plan's seven elements contains policies that often create competing priorities, all portions of the plan must be balanced to produce a legally consistent document. Most importantly, the Land Use Distribution Map must apply GP 2020 planning concepts consistently across the region. In addition, population capacity must be balanced by a supporting road network described in the Circulation Element. Public facility requirements, safety standards, and Conservation Element policies must all be considered when balancing the General Plan.

EQUITY MECHANISMS

Purchase of Development Rights Program

A Purchase of Development Right (PDR) program is a mechanism wherein a jurisdiction purchases development credits from certain areas in order to preserve those lands from further development. PDR programs are currently used to help preserve farmland or other sensitive areas in several locations throughout the country.

In relation to the GP 2020 update, PDRs would serve as a primary mechanism to purchase development credits from areas where a reduction in density is proposed. Those development credits could then be retired (not used again). In exchange for the purchase of development credits, properties would be subject to a deed restriction and/or conservation easement limiting further development potential on that property. However, landowners retain fee title to the property and are able to utilize the property for agriculture or other non-development purposes.

Assumptions for establishing the framework for a PDR program are as follows:

- The General Plan should function independently from PDR programs.
- County staff would identify and prioritize (with public input) areas for purchases of development rights.
- PDR priority areas would be similar to pre-approved mitigation areas for Multiple Species Conservation Program (MSCP) and/or most agricultural lands.
- PDR program would be voluntary.

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- The number of development credits to be purchased would be the difference between the current 'Base Development Yield' and the proposed General Plan designation. Base Development Yield would be the actual yield using the current General Plan densities, along with all other applicable codes and ordinances (e.g., The Zoning Ordinance, Resource Protection Ordinance, Groundwater Ordinance).
- Value of purchased development credits will vary in different parts of the County. In general, an appraisal or development analysis would be required in order to determine value.
- Funding for a PDR program could be from a combination of several sources, some of which are noted in Attachment K.

Although County staff recommends that a PDR program be established by separate ordinance, GP 2020 would be used with a PDR program to determine the amount of development credits.

Transfer of Development Rights Program

A Transfer of Development Right (TDR) program is a mechanism where development credits are transferred from one location (Sending Area) to be used to increase development potential in another location (Receiving Area). Lands are typically designated as Sending Areas in order to preserve them from further development. TDR programs are currently used to help preserve farmland or other sensitive areas in locations throughout the country. Because TDR programs are complex and difficult to administer, use of TDRs would be limited to geographically similar sub-regions and would function on a smaller scale than a Purchase of Development Right program.

In relation to the GP 2020 update, TDRs would serve as a secondary mechanism to transfer development credits from areas where a reduction in density is proposed. Those development credits could then be used in designated receiving areas. In exchange for the transfer of development credits, properties would be subject to a deed restriction and/or conservation easement limiting further development potential on that property. However, landowners retain fee title to the property and are able to utilize the property for agriculture or other non-development purposes.

At this point in time, the framework for a TDR program is not complete. However, staff is continuing to work with members of the interest group to complete the remaining items and determine how a TDR program would function in conjunction with a PDR program.

OTHER IMPLEMENTATION ISSUES

Development Standards

Development standards serve to implement the General Plan at a more detailed level. For example, the Resource Protection Ordinance and the Biological Mitigation Ordinance work with the existing General Plan to determine the proper location and intensity of proposed development within a specific project. Development standards defined by these ordinances are intended to be more responsive to the individual physical characteristics of specific parcels than the General Plan can or should be.

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GP 2020 advisory groups and staff are currently reviewing existing and proposed development standards for floodplains, floodways, steep slopes, and wetlands. These standards must be consistent with the project's goals and policies and may affect the number of dwelling units that can be built within the unincorporated region. Once a recommendation on standards is complete, the Department will forward these to the Planning Commission and Board of Supervisors for review.

Statements of Legislative Intent

Several of the participants involved in the General Plan update process, including members of the Steering Committee and Interest Group, are concerned about how The Zoning Ordinance, Resource Protection Ordinance and other ordinances will serve to implement the General Plan. Because of time constraints, it is not possible to simultaneously update the General Plan and all of the land development ordinances. However, staff prepared Statements of Legislative Intent in order to provide direction for future ordinance revisions that are consistent with the principles of GP 2020, and these are included as Attachment K.

ENVIRONMENTAL STATUS

A Notice of Preparation of a Draft Environmental Impact Report has been prepared and is on file at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, California 92123.

CONCLUSION

Products developed by County staff, community groups, and GP 2020 advisory groups represent the direction taken by the GP 2020 project. This direction — which is best summarized by the GP 2020 Planning Concepts, Land Use Framework, and related Regional Maps — seeks to balance a wide variety of public and private interests into a long-range plan for San Diego County. The Regional Land Use Map, for example, attempts to balance the public need for affordable housing, public services, agricultural land, and natural habitats with private property interests to resolve the existing competition for land.

The Chief Administrative Officer requests that the Board of Supervisors reaffirm its endorsement for the GP 2020 Planning Concepts, and further requests that the Board of Supervisors endorse the direction taken by staff, community groups, and GP 2020 advisory groups on the Land Use Framework, Draft Regional Goals and Policies, Regional Structure Map, Regional Land Use Distribution Map, and Statements of Legislative Intent.

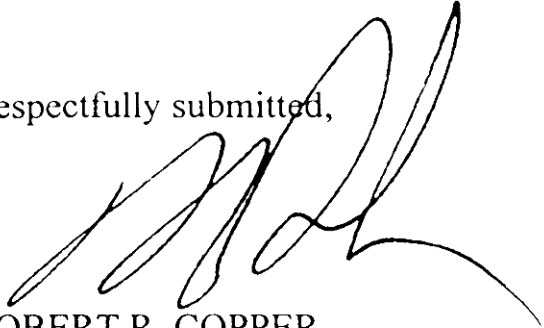
If endorsed by the Board of Supervisors, full development of GP 2020 — including the preparation of a regional road network, Draft Regional Elements, Draft Community and Subregional Plans, and Draft Environmental Impact Report (EIR) — will proceed. Approved land use map refinements will be incorporated into the Regional Land Use Distribution Map (December 2002 Working Copy Map and related Population Forecast) and will be used to analyze potential impacts in the EIR. All products submitted for review during this hearing are subject to further refinements and to future review by the Board of Supervisors as part of a complete package of GP 2020 products.

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Next Steps

During the next few months, staff will continue to work with GP 2020 advisory groups, community groups, and individual landowners to refine the land use distribution maps and to create a regional road network that matches the land use plan, especially in communities with substantial levels of commercial and industrial land. Staff will also evaluate the list of property referrals made during the Planning Commission and Board of Supervisor hearings; review the staff recommendations with the Community Planning and Sponsor Groups, Interest Group, and affected property owners; and return to the Planning Commission and Board of Supervisors with recommendations. Some community maps will be refined based on upcoming town center planning workshops, and others may be adjusted to balance the circulation network with the land use plan. One additional policy issue that will need to be resolved relates to applications currently in process that are not in conformance with the Working Copy of the Regional Land Use Distribution Map. This issue will need to be resolved before proceeding with preparation of the EIR.

Respectfully submitted,



ROBERT R. COPPER
Deputy Chief Administrative Officer

cc: Planning Commission
Chairpersons, Community Planning/Sponsor Groups
Karen Scarborough, Interest Group Facilitator, Department of Planning and Land Use, M.S. O650
Jonathan Smulian, Wallace Roberts and Todd Inc., 1133 Columbia Street, Suite 205, San Diego, CA 92101-3535
Thomas Harron, County Counsel, M.S. A12
Cindy Gompper-Graves, Office of Trade and Business Development, M.S. O227
Robert Goralka, Project Manager, Department of Public Works, M.S. O336
Ivan Holler, Deputy Director, Department of Planning and Land Use, M.S. O650
Eric Gibson, Deputy Director, Department of Planning and Land Use, M.S. O650
Joan Vokac, Chief, Department of Planning and Land Use, M.S. O650
Robert Asher, Chief, Department of Planning and Land Use, M.S. O650
LeAnn Carmichael, Regional Planner, Department of Planning and Land Use, M.S. O650
Rosemary Rowan, Regional Planner, Department of Planning and Land Use, M.S. O650
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. O650

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ATTACHMENTS

Attachment A - Population Distribution Comparison Maps
Attachment B - Public Outreach Information
Attachment C – GP 2020 Planning Concepts
Attachment D - Draft Goals and Policies
Attachment E - Land Use Framework
Attachment F - Regional Maps
Attachment G - Population Forecast and Model
Attachment H - Community Map Review
Attachment I - Planning Commission Hearing Referrals
Attachment J - Housing Affordability
Attachment K - Statements of Legislative Intent
Attachment L – Correspondence

Note: Attachments will be available to the public at the Board of Supervisor hearing, the Clerk of the Board of Supervisors office, the Department of Planning and Land Use office, and on the GP 2020 website:

<http://www.sdcounty.ca.gov/cnty/cntydepts/landuse/planning/GP2020/index.html>

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DIRECTION (District: All)

AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written disclosure per County Charter §1000.1 required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF TECHNOLOGY OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A

Other Concurrence(s): N/A

ORIGINATING DEPARTMENT: Department of Planning and Land Use

CONTACT PERSON(S):

Ivan Holler

Name

(858) 694-3789

Phone

(858) 694-2555

Fax

0650

Mail Station

Ivan.Holler@co.san-diego.ca.us

E-mail

Name

Phone

Fax

Mail Station

E-mail

AUTHORIZED REPRESENTATIVE:

GARY L. PRYOR, DIRECTOR

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AGENDA ITEM INFORMATION SHEET
(continued)

PREVIOUS RELEVANT BOARD ACTIONS:

Progress reports accepted April 24, 2002 (3), January 16, 2002 (3), August 9, 2000 (11), May 10, 2000 (4), March 29, 2000 (6), December 15, 1999 (5), November 17, 1999 (7), June 30, 1999 (2), and February 17, 1999 (9).

September 26, 2001 (1), Directed the Interest Group continue for the duration of the project. May 23, 2001 (10), Directed concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas needing more attention (such as Ramona and Alpine); directed the appointment of two additional members to the interest group. January 10, 2001 (1), Reaffirmed population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives. November 1, 2000 (12), Approved amendment to Scope of Work and Consultant Contract. September 15, 1999 (8), Endorsed draft Regional Goals and Policies. August 12, 1998 (2), Approved and authorized Consultant Contract. December 10, 1997 (5), Approved Scope of Work.

PUBLIC INPUT:

Public correspondence received on the December 2002 Working Copy Map and by the Planning Commission is summarized in a matrix as Attachment L.

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

CONTRACT NUMBER(S):

N/A

BOARD05-21\FINAL.GP2020-LTR21;tf;br;jcr